

SECTION 7. ZONING PERMITS

7.1 Issuance

A Zoning Permit is required to be obtained from the Zoning Officer as part of the requirements of this Ordinance. Where the use involves the construction or structural improvement of any buildings or structures, a Building Permit shall also be obtained from the Building Inspector for the Town.

7.2 Requirements

(1) Cases where Zoning Permit is required:

(A) Where any building or other structure is erected, moved or structurally altered so as to change its use or to expand its area in any manner, including, but not limited to, expansion resulting from adding a deck or similar projection on an existing building or structure.

(B) Where any land use is altered.

(C) Where 50 percent or more of the fair market value of a structure is destroyed and it is being repaired or altered.

(2) Cases where Zoning Permit is not required:

(A) For internal improvements or alterations to an existing building which are entirely within the building and involve no change in land use, unless the internal improvement or alteration would create or increase the size of an attached garage.

(B) For external improvements or alterations to an existing building which involve no change in land use or expansion into a previously open area.

(C) For any maintenance repairs that do not involve a change to the structure.

(D) For any tower for which a Tower Permit has been issued under the Town of Rock Small Wind Energy System Ordinance.

(3) The Zoning Permit Card issued as part of the approval shall be displayed at a prominent location which can be on the building site, the public road, or driveway.

7.3 Application for Zoning Permit

An application for a Zoning Permit shall be made to the Zoning Officer upon forms furnished by the Zoning Officer and shall include, for the purpose of proper enforcement of these regulations, an accurate, properly-dimensioned map (plot plan) of the property showing:

(1) The boundaries of the property involved.

- (2) The location of the centerlines or right-of-way lines of any abutting roads, streets or highways.
- (3) The location on the lot of any existing buildings, proposed new buildings, or proposed additions to existing buildings, including the measured distances between such buildings, and from the lot lines, and from the centerline or road right-of-way lines of any abutting streets or highways to the nearest portion of each existing building, proposed new building or proposed addition.
- (4) The floodway, flood-fringe or high-water line of any stream or lake on, or adjoining, the property.
- (5) The dimensions and the maximum height of all proposed buildings or additions.
- (6) If the proposed construction involves an attached garage, the area of the garage and the area of the residence's finished living space.
- (7) The location of any roof overhangs exceeding 36 inches.
- (8) For sites involving an on-site sewage disposal system, the Map shall include the location of the water system and sewage systems and their distances from the proposed construction.

7.4 Expiration of Zoning Permit

A Zoning Permit shall remain effective for a period of eighteen (18) months following the date of its issuance. Any work undertaken on a building or other improvement or any alteration in land use subsequent to that date will require that a new Zoning Permit be obtained.

7.5 Zoning Permit Fee

The applicant, upon filing of an application for a Zoning Permit with the Zoning Officer, shall pay a fee to the Zoning Officer in accordance with the following schedule:

- (1) A Zoning Permit Fee in the amount of \$50 or such other amount as shall hereafter be determined by Town Board resolution.

In addition to the Zoning Permit Fee, the applicant shall also pay any town building permit fees and any state inspection fees which are necessary in order to obtain any required Building Permit.